

Staff Summary Report



Hearing Officer Hearing Date: December 18, 2007

Agenda Item Number: 8

SUBJECT: This is a public hearing for a request by the **LAMSON COLLEGE (PL070502)** located at 875 West Elliot Road for one (1) use permit.

DOCUMENT NAME: 20071218dsng01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **LAMSON COLLEGE (PL070502)** (Mathew Holm/Cresa Partners, applicant; Argus Realty Investors, property owner) located at 875 West Elliot Road in the GID, General Industrial District for:

ZUP07186 Use permit to allow a vocational school in the GID, General Industrial District.

PREPARED BY: Shawn Daffara, Planner II (480 858-2284) and Nick Graves, Planning Intern (480-350-8942)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

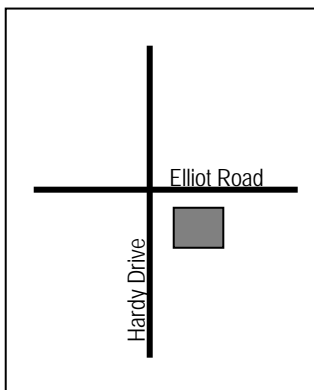
A handwritten signature in black ink, appearing to read 'SEA', located to the right of the 'REVIEWED BY' line.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-5

ADDITIONAL INFO: Lamson College is requesting a use permit to allow a vocational school in the GID, General Industrial District located at 875 West Elliot Road. The site is at the southeast corner of Elliot Road and Hardy Drive. Staff is recommending approval of the request with conditions. To date staff has received no public input.



PAGES:

1. List of Attachments
2. Comments; Reason for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-4. Letter of Intent
- 5-6. Site plan
7. Floor Plan
8. Staff Photograph(s)

COMMENTS:

Lamson College plans to occupy 32,400 s.f. at the eastern end of the Elliot Corporate Center on the second floor. Lamson College offers education in various fields in paralegal, medical, and computer technology. The total number of students currently enrolled with the college is approximately 450 along with approximately 50 employees. Classes are held at various times between 8:00am and 11:00pm, Monday through Friday. Lamson College operated in Tempe for the past ten (10) years. Due to growth of the college they plan to relocate to this facility from their current location at 1126 North Scottsdale Road in Tempe.

Use Permit

The Zoning and Development Code requires a use permit for a vocational school in the GID, General Industrial District. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the vocational school use proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There doesn't appear to be a significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - It appears that the proposed use will not create any nuisances on the surrounding area.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed use would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with existing surrounding uses. There will be no exterior changes made to the building.
- e. Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public;
 - The proposed use does not appear to be disruptive or a nuisance to the surrounding area or general public.

Conclusion

Staff recommends approval of the use permit, subject to the conditions of approval.

REASON(S) FOR APPROVAL:

1. There doesn't appear to be a significant increase in vehicular or pedestrian traffic in adjacent areas.
2. It appears that the proposed use will not create any nuisances on the surrounding area.
3. The proposed use appears to be compatible with existing surrounding uses. There will be no exterior changes made to the building.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. The use permit is valid for the Elliot Corporate Center – Lamson College and may be transferable upon Development Services Staff review.
2. All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective.
3. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing set to re-evaluate the appropriateness of the use permit.
4. Any expansion or intensification of the use shall require a new use permit to be approved.
5. All business signs shall be approved through Development Review, and permits obtained.

HISTORY & FACTS:

January 20, 2004 BA030298: Use permit approved for the expansion of an adult education school (Remington College).

DESCRIPTION:

Owner – Argus Realty Investors
Applicant – Mathew Holm/Cresa Partners
Existing Zoning – GID, General Industrial District
Lot Area: 16.55 acres
Total Building Area: 211,000 s.f.
Tenant Space: 32,400 s.f.
Parking Required for School: 162 spaces
Total Parking Required: 856 spaces
Total Parking Provided: 1,248 spaces

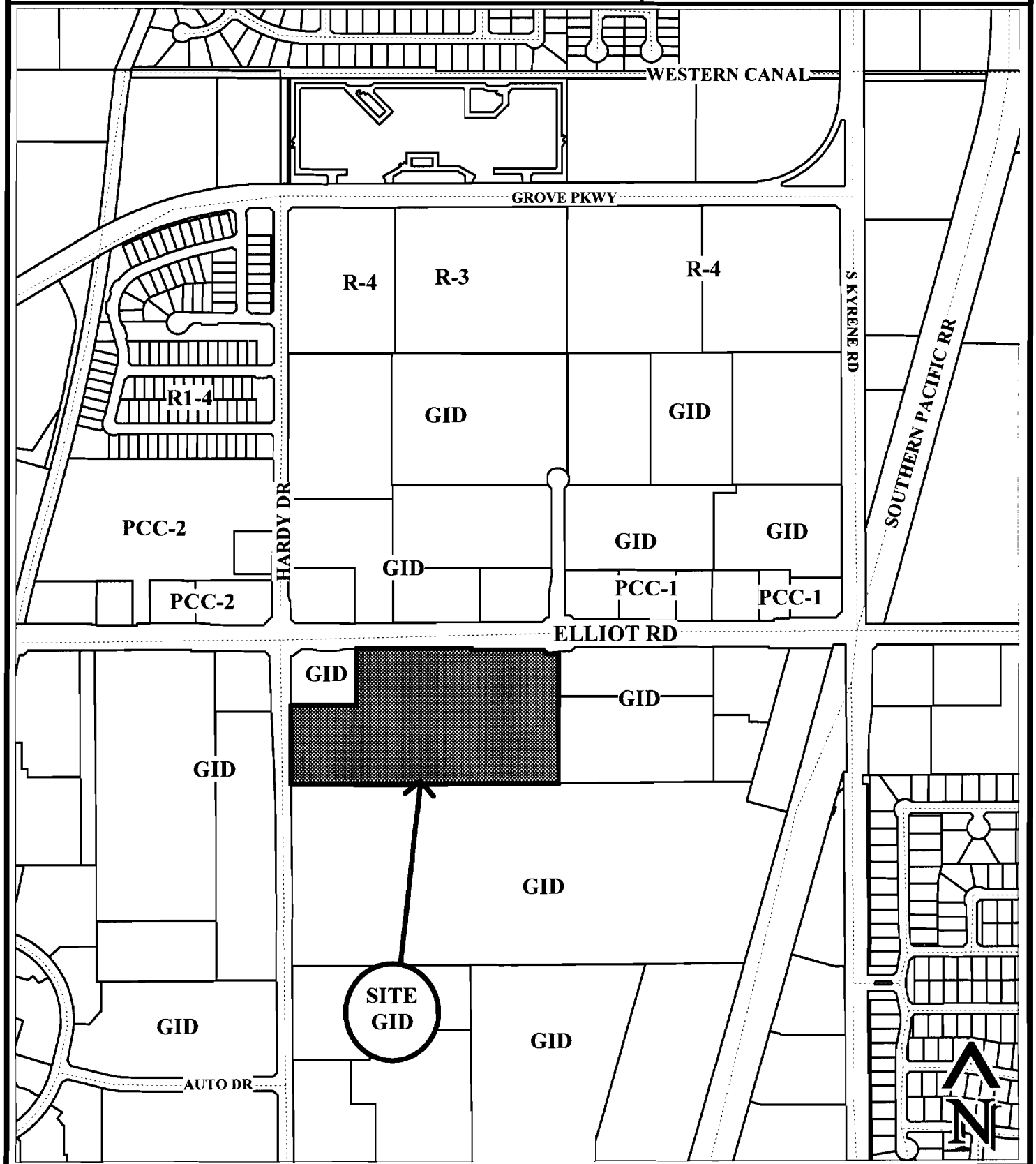
**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 3, Chapter 3, Section 3-302
Permitted Uses in Office/Industrial District

Part 6, Chapter 3, Section 6-308
Use Permit

LAMSON COLLEGE

PL070502





LAMSON COLLEGE (PL070502)

September 28, 2006

Letter of Explanation

Lamson College was founded in Arizona in 1889 and is the oldest private college in the state of Arizona. The college has been at its current location, 1126 N. Scottsdale Rd. #17, Tempe, Arizona 85281, for approximately 10 years. Lamson College became part of the Gryphon Colleges Corporation family in December of 2004. The college has a long history in the state and the community. Two former Arizona governors have graduated from Lamson College.

The college currently holds classes in the morning, afternoon, and evening. Classes typically begin at 8:00 a.m. for the morning students and typically end by 11:00 p.m. for the evening students. Classes are held Monday through Friday. Administrative staff is available from 8:00 a.m. until 8:00 p.m. Monday through Thursday, 8:00 a.m. until 5:00 p.m. on Friday, and occasionally 9:00 a.m. until 1:00 p.m. on Saturday.

The college currently has faculty and staff that total approximately 50 employees and has approximately 450 students. These employees and students arrive and depart from the college at various times throughout the day depending on the class schedule they are assigned to or attending. Due to the fluctuation in arrival and departure times of the faculty and staff, it will not cause any significant vehicular or pedestrian traffic in the adjacent areas.

Additionally, the college will not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions. The college is educating students in career fields that will not present a nuisance such as this. All activities are conducted inside the facility and do not cause enough noise to be a nuisance to the community.

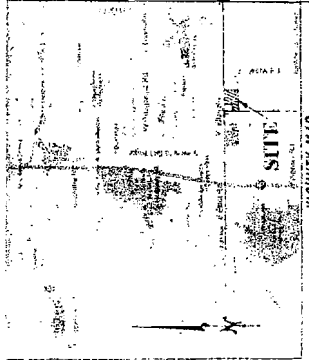
The college will have a positive financial impact on the surrounding area. Many of the faculty, staff, and students will utilize the services of the surrounding businesses as they come and go from the college. Furthermore, the college believes it is important to be involved in the community and be a good neighbor to other businesses and residents. Currently, the college is a member of the Tempe Chamber of Commerce and the Better Business Bureau.

The college will be compatible with the existing surrounding structures. There will be no exterior changes to the building other than signage that will be compliant with all city codes.



The college will not have activities that result in any disruptive behavior which may create a nuisance to the surrounding area or general public. As mentioned previously, the college will have a positive impact to the surrounding area and general public by making more educational opportunities available to the area. Additionally, the college requires its students to behave in a professional manner and abide by the colleges code of conduct. Students that do not abide by the code of conduct can be expelled from school.

By relocating to this facility, Lamson College will have a positive impact on the community. The business community will benefit financially from the additional revenues local businesses will experience from the additional students, faculty, and staff that will most likely frequent many of the local businesses. The general public will also benefit from the additional educational options that will be available to them. Those individuals that benefit from additional education tend to be better and more productive members of the local community. Lamson College has had the privilege of educating thousands of people throughout its long history in the state of Arizona and most recently in the city of Tempe. We look forward to continuing that tradition in this new location and being able to make a positive impact to the community.



VICINITY MAP

LAND AREA

Acres 19.32
Square Feet 833,400

BUILDING FOOTPRINT AREA

Square Feet 113,148
Acres 2.56

PARKING SUMMARY

Minimum 1200
Proposed 1200
Total 1200

FLOOD HAZARD DESIGNATION

2001 Flood Hazard Map Zone X (Moderate to Excessive Flood Hazard)

BASES OF BEARING

The survey is based on the 1999 Arizona Standard Datum (ASD) and the 1999 Arizona Standard Meridian (ASM).

UTILITY NOTES

Utility lines shown on this map are based on the 1999 Arizona Standard Datum (ASD) and the 1999 Arizona Standard Meridian (ASM).

CONTRIBUTORS

Contributors to this survey include the following:

BUILDING SETBACKS

Setbacks are shown on this map in accordance with the 1999 Arizona Standard Datum (ASD) and the 1999 Arizona Standard Meridian (ASM).

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor under the laws of the State of Arizona, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records.

This is to certify that this map and plat are a true and correct copy of the original survey as the same appears in my records.

The survey is to be completed in accordance with the 1999 Arizona Standard Datum (ASD) and the 1999 Arizona Standard Meridian (ASM).



LEGAL DESCRIPTION

PARCEL 1: ELLIOT CORPORATE CENTER, a subdivision recorded in Book 300 of Maps, page 8, records of Maricopa County, Arizona.

PARCEL 2: ELLIOT CORPORATE CENTER, a subdivision recorded in Book 300 of Maps, page 8, records of Maricopa County, Arizona.

PARCEL 3: ELLIOT CORPORATE CENTER, a subdivision recorded in Book 300 of Maps, page 8, records of Maricopa County, Arizona.

PARCEL 4: ELLIOT CORPORATE CENTER, a subdivision recorded in Book 300 of Maps, page 8, records of Maricopa County, Arizona.

NOT A PART

LOT 1
ELLIOT BUSINESS PARK
BOOK 448 OF MAPS

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LOT 2
ELLIOT BUSINESS PARK
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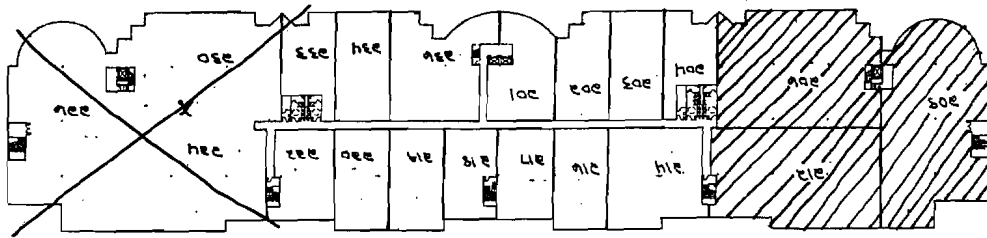
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SECOND FLOOR PLAN



Elliot Corporate Center

875 W Elliot Rd
Ste 201-236

SECOND FLOOR PLAN



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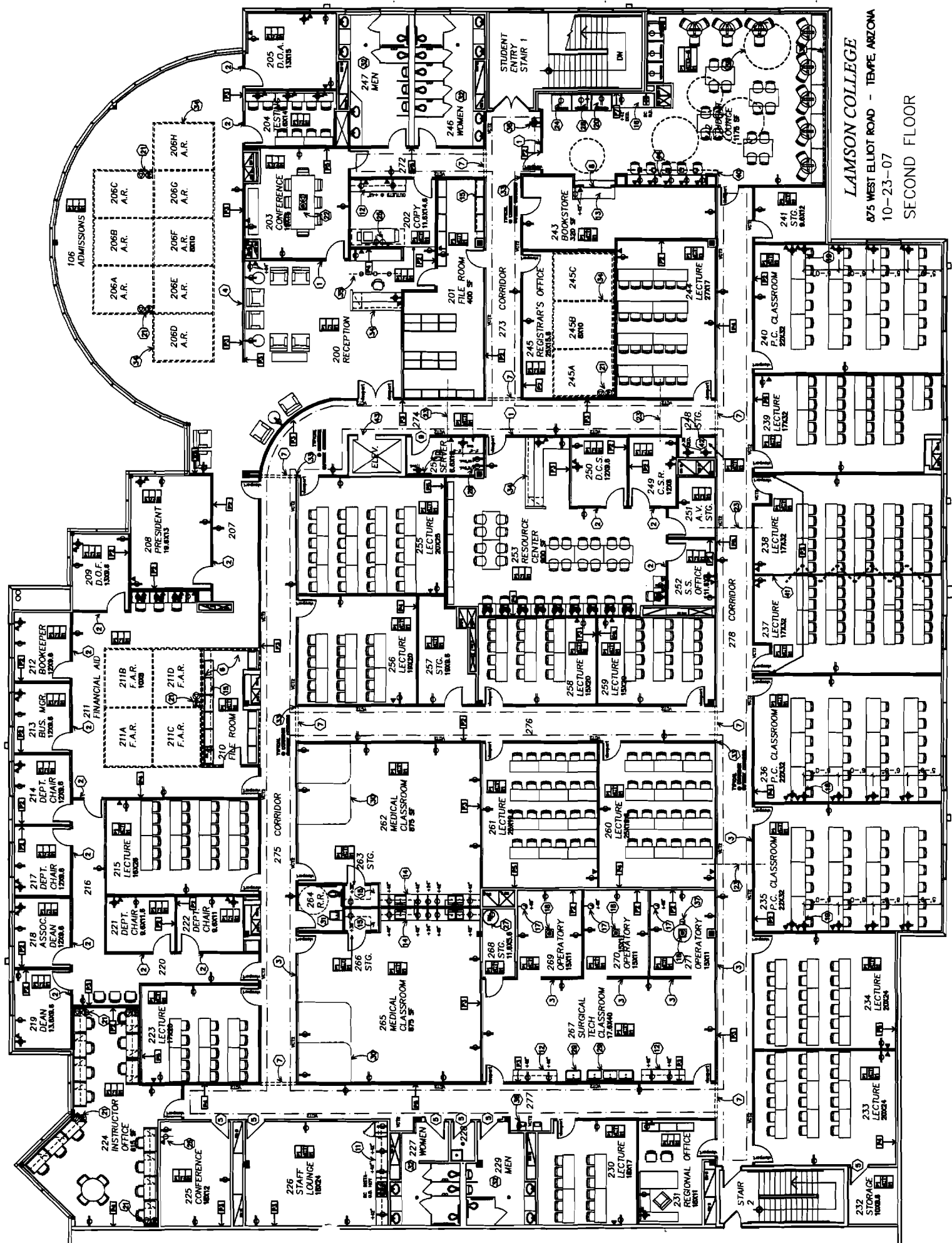
vjs aia

VICTOR JOHN SPURLOCK AIA
3027 East Avenue Drive • Phoenix, AZ • 85032-4831
602-463-3737 (voice) • 602-463-3787 (fax)
email: vjs@aia.com

ELLIOT CORPORATE CENTER
875 West Elliot Road
Tempe, AZ

SECOND FLOOR PLAN

project number:	08000
sheet number:	
date:	
drawn by:	
checked by:	
approved by:	



LAMSON COLLEGE
 875 WEST ELLIOT ROAD - TEMPE, ARIZONA
 10-23-07
 SECOND FLOOR



LAMSON COLLEGE

875 W ELLIOT RD

PL070502

**FRONT OF BUILDING: PROPOSED TENANT
SPACE**